



Setti D. Warren  
Mayor

**City of Newton, Massachusetts**  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone  
(617) 796-1120  
Telefax  
(617) 796-1142  
TDD/TTY  
(617) 796-1089  
[www.newtonma.gov](http://www.newtonma.gov)

Candace Havens  
Director

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**MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS  
NEWTON HISTORICAL COMMISSION**

**DATE:** July 25, 2013

**PLACE/TIME:** City Hall, Room 202  
7:00 p.m.

**ATTENDING:** Donald Lang, Chair  
David Morton, Member  
Brian Lever, Staff  
Rodney Barker, Member  
Nancy Grissom, Member  
See Attendance List

**ABSENT:** William Roesner, Member  
Alfred Wojciechowski, Member  
Donald Tellalian, Alternate  
Leonard Sherman, Alternate

The meeting was called to order at 7:00 p.m. with Donald Lang presiding as Chair. Voting permanent members were Lang, Barker, Morton, and Grissom. Brian Lever acted as recording secretary and the meeting was digitally recorded.

**35 Webster Street – Landmark / Preservation Restriction Review**

This item was postponed to a subsequent meeting.

**161 Beethoven Road – Demolition Review**

Property owners Maryl and Gary Shapiro presented an application to demolish the building. Commission members reviewed the application and photographs of the property and neighborhood. Staff stated that this 1956 Contemporary style residence is located in a neighborhood largely consisting of new residences constructed in the late 20<sup>th</sup> century and early 21<sup>st</sup> century. Numerous residences along Beethoven Avenue have been demolished and replaced. The architecture firm for this building was Salsberg & LeBlanc and the first residents were Howard and Mimi Rubin. Howard worked as a salesman at the Surprise Bra Company. The building appears to have had few exterior alterations and retains original features including siding, windows, and exposed rafter ends. The Commission has reviewed several demolition applications on this street including a Cape, Bungalow, and Ranches, all were approved for demolition, in part due to the substantial changes that have already taken place in this neighborhood and the lack of distinctive architectural features. In this instance the building maintains its architectural character, but the surrounding neighborhood context has been dramatically altered with new buildings including on the adjacent properties. Commission members noted the alterations that have occurred to the neighborhood

context with the construction of new residences. Maryl Shapiro stated that they wished to have a larger residence with more room. Gary Shapiro stated that they had investigated constructing an addition and found that due to the design of the building, an addition would likely involve substantial changes resulting in a building that no longer looked like a Contemporary style residence. Grissom motioned to find the building not preferably preserved with Morton seconding.

At a scheduled meeting and public hearing on July 25, 2013 the Newton Historical Commission, by vote of 4-0,

**RESOLVED** to find the residence at 161 Beethoven Road Not Preferably Preserved.

Voting in the Affirmative:

**Donald Lang, Chair**

**David Morton, Member**

**Rodney Barker, Member**

**Nancy Grissom, Member**

### **Administrative Discussion**

Minutes:

The Commission approved the June 2013 minutes unanimously with Morton and Grissom abstaining.

### **Accessory Building Preservation**

Staff and the Commission discussed the creation of an expedited administrative review process to convert historic accessory buildings such as barns and carriage houses into accessory apartments. The creation of review criteria was discussed as part of a process whereby the Planning Department and Historical Commission could review such conversions without a Special Permit being required. Staff stated that there had been an initial meeting with the Zoning and Planning Committee of the Board of Aldermen and that there would be future meetings on the matter.

### **Angier School Demolition**

Staff stated that the Massachusetts Historical Commission (MHC) reviewed the proposed demolition of the Angier Elementary School as part of the state approval process and found that the demolition would have an adverse (detrimental) effect as it would result in the loss of an historic building eligible for listing on the National Register of Historic Places. The MHC will likely enter into a Memorandum of Agreement between itself and the City of Newton, which will outline mitigation efforts to compensate for the loss of the building. Staff stated that the proposed mitigation measures presently being discussed are the same measures mentioned at a previous meeting of the Newton Historical Commission such as photographic documentation, reusing architectural features, and an interpretive exhibit. Staff stated that updates on this process will be provided as it moves forward.

### **565 Chestnut Street – Demolition Review**

Property owner Phil Haughey and architect Patrick Ahearn presented an application to demolish the building. Commission members reviewed the application and photographs of the property and neighborhood. Staff stated that this 1927 Tudor is located in Waban along a section of Chestnut Street with largely Colonial Revival style residences including Garrison and Dutch Colonials as well as some Tudor style residences. Most buildings in the immediate vicinity date from the 1910s through 1930 with a few modern replacement buildings as well. The architect for this residence was H. E. Kellogg, a Boston based architect who also did work in Newton. The first residents were William and Martha Margerin, William worked as a manager. The building appears to have suffered deterioration of the stucco exterior, but otherwise maintains its original features including the slate roof, wood trim, and windows. There have been some minor modifications to the exterior including replacement doors and the enclosing of the existing porch. Haughey stated that he had owned the building for many years and that his wife has

respiratory ailments that have prevented them from occupying the building. Haughey further stated that he had investigated various means of addressing the issue including renovating the building and that he had been advised that there was no guarantee that the issue could be resolved through a renovation. Ahearn stated that the building had issues with water infiltration and mold that presented challenges. Commission members expressed concern over the loss of the building and sympathy for the issues presented. Grissom noted that there is a mix of architectural styles in the area. Lang noted that there are new residences nearby creating a mixed architectural context. Grissom recommended reusing architectural features such as the slate if possible. Morton motioned to find the building not preferably preserved with Grissom seconding.

At a scheduled meeting and public hearing on July 25, 2013 the Newton Historical Commission, by vote of 3-1,

**RESOLVED** to find the residence at 565 Chestnut Street Not Preferably Preserved.

Voting in the Affirmative:

**Donald Lang, Chair**

**David Morton, Member**

**Nancy Grissom, Member**

Voting in the Negative:

**Rodney Barker, Member**

**151 Jackson Street – Demolition Review**

Property owner Yuri Matsceovich presented an application to waive the demolition delay on the building. Commission members reviewed the application, photographs, and plans of proposed additions. Staff stated that this 1914 Craftsman style residence is located in a neighborhood largely consisting of Colonial Revival style residences. At the May 2013 Commission meeting, the building was found preferably preserved. A new owner has come forward with a plan to keep the building and construct additions. The proposed concept consists of an addition of an attached garage off of the east façade and an addition on top of the existing sunroom on the west façade. Staff and Commission members suggested removing the existing sun-porch and recessing an addition on the left-hand side of the building, replacing the existing and proposed windows with 6/6 simulated divided light windows, retaining the existing shingle siding and separating the proposed paired windows on the right-hand addition. This item was continued to later in the meeting.

**5 O’Connell Road – Demolition Review**

Property owner Lai and Richard Leung presented an application to demolish the building. Commission members reviewed the application and photographs of the property and neighborhood. Staff stated that this 1948 Ranch style residence is located within Oak Hill Park, but not on the path system. The building was initially owned by Albert Wickson and his wife Martha. Albert worked as an engineer for Everett Brooks. The building has vinyl siding and a one-story addition added to the rear, but otherwise is an intact example of Ranch style. The surrounding neighborhood context consists of Oak Hill Park residences in largely original condition, altered Oak Hill Park residences, and new construction including one immediately adjacent to this property. Lai and Richard Leung stated that the building was in need of renovation and after having discussed this with contractors, they decided to have a new building constructed. Lang noted that the surrounding context has been substantially altered. Grissom motioned to find the building not preferably preserved.

At a scheduled meeting and public hearing on July 25, 2013 the Newton Historical Commission, by vote of 4-0,

**RESOLVED** to find the residence at 5 O’ Connell Road Not Preferably Preserved.

Voting in the Affirmative:

**Donald Lang, Chair**  
**David Morton, Member**  
**Rodney Barker, Member**  
**Nancy Grissom, Member**

#### **115 Pine Ridge Road – Demolition Review**

Laura Dorfman representing the property owner presented an application to demolish the building. Commission members reviewed the application, photographs of the property and neighborhood, as well as historical information on the neighborhood. Staff stated that this 1907 Tudor Revival style residence is located within the Pine Ridge Road / Plainfield Street National Register Historic District. The building has been altered since its original construction with additions and is listed as a non-contributing property within the district. The building was originally owned by Harry Burgess (an artist known for paintings and illustrations who died in 1912) and his wife Annie. This historic district is known for its transitional residential architecture dating from the end of the 19<sup>th</sup> century and the very early 20<sup>th</sup> century. The building has been altered with an addition off of the front with a new portico as well as an addition off of the west façade, a new dormer and new windows part of a renovation project in 1986. Dorfman stated that the property is to be sold to a neighbor to increase the size of their yard. Lang noted that the building has had substantial changes. Commission members noted that the building was not a prominent building in the neighborhood. Grissom motioned to find the building not preferably preserved with Morton seconding.

At a scheduled meeting and public hearing on July 25, 2013 the Newton Historical Commission, by vote of 4-0,

**RESOLVED** to find the residence at 115 Pine Ridge Road Not Preferably Preserved.

Voting in the Affirmative:

**Donald Lang, Chair**  
**David Morton, Member**  
**Rodney Barker, Member**  
**Nancy Grissom, Member**

#### **112 Waban Hill Road – Demolition Review**

Property owner Laurence Chud and architect Richard Levey presented an application to demolish the building. Commission members reviewed the application and photographs of the property and neighborhood. Staff stated that this 1941 Colonial Revival residence is located at the end of Waban Hill Road adjacent to the covered Waban Hill Reservoir in a neighborhood with a mix of different architectural styles and time periods. The building was owned by Bernard and Margaret Travers, Bernard worked as a businessman in Boston. The adjacent building was built at the same time period in identical style suggesting that both were built together by Boston developer J. C. Crowley and designed by Newton architect Albert Kreider. These buildings replaced what was a 19<sup>th</sup> century building, likely a Queen Anne. The building appears to have had few alterations aside from an addition on the rear and some replacement windows. The surrounding neighborhood context consists of a mix of architectural styles and time periods including Italianate, Shingle, Colonial Revival variants, Spanish Eclectic, and Tudor. Chud stated that he lived in the neighborhood and wished to construct a new home at this address that would be single-story and easily accessible. Levey stated that the building had substantial water problems as it is downslope from the reservoir which has resulted in deterioration of the foundation and basement. Levey also discussed alterations and additions that had occurred to the building. Grissom motioned to find the building not preferably preserved with Morton seconding.

At a scheduled meeting and public hearing on July 25, 2013 the Newton Historical Commission, by vote of 3-1,

**RESOLVED** to find the residence at 112 Waban Hill Road Not Preferably Preserved.

Voting in the Affirmative:

**Donald Lang, Chair**

**David Morton, Member**

**Nancy Grissom, Member**

Voting in the Negative:

**Rodney Barker, Member**

### **36 Bontempo Road – Demolition Review**

Chris Utano representing the property owner presented an application to demolish the building.

Commission members reviewed the application and photographs of the property and neighborhood. Staff stated that this 1949 Ranch style residence is located within Oak Hill Park, but not on the path system. The building was initially owned by Albert and Irene Coughlin, Albert worked as a letter carrier. The building has asbestos siding, a one-story addition added to the west façade in 1957, and a one-story addition off of the rear in 1965, but otherwise is an intact example of Ranch style. The surrounding neighborhood context consists of Oak Hill Park residences in largely original condition, altered Oak Hill Park residences, and new construction including one immediately adjacent to this property. Commission members noted the alterations that have occurred to the neighborhood context. Grissom motioned to find the building not preferably preserved with Morton seconding.

At a scheduled meeting and public hearing on July 25, 2013 the Newton Historical Commission, by vote of 4-0,

**RESOLVED** to find the residence at 36 Bontempo Road Not Preferably Preserved.

Voting in the Affirmative:

**Donald Lang, Chair**

**David Morton, Member**

**Rodney Barker, Member**

**Nancy Grissom, Member**

### **8-14 Wetherell Street – Demolition Review**

Ward Shifman representing the property owner presented an application to demolish the building.

Commission members reviewed the application and photographs of the property and neighborhood. Staff stated that this circa 1848 Greek Revival style residence is located in Upper Falls in a neighborhood with a mix of single-and multi-family residences from the 19<sup>th</sup> and 20<sup>th</sup> centuries. The property for much of the 19<sup>th</sup> century was owned by the Wetherell family for which the street is named. Two generations of the family worked in the mills of Upper Falls: Jacob and his son Frank. The building has had alterations including the removal of a wraparound porch (illustrated in a historic photograph) as well as rear additions. Greek Revival buildings are few in number compared to other architectural styles, with approximately 200 remaining in the City. Shifman discussed the alterations that had occurred to the building including additions, changes in the exterior finish, and changes in the fenestration as well as the removal of the porch. Morton noted that the alterations had substantially changed the character of the building. Lang stated that the building has a historical connection to Upper Falls and noted that Greek Revivals are few in number in Newton. Barker motioned to find the building preferably preserved with Lang seconding.

At a scheduled meeting and public hearing on July 25, 2013 the Newton Historical Commission, by vote of 2-2,

**RESOLVED** to find the residence at 8-14 Wetherell Street Preferably Preserved.

Voting in the Affirmative:

Voting in the Negative:

**Motion fails due to lack of a majority vote, property found not preferably preserved.**

**369 Dudley Road – Demolition Review**

No applicant was present for this item. Commission members reviewed the application and photographs of the property and neighborhood. Staff stated that this 1903 Colonial Revival / Craftsman style residence is surrounded by 1950s era Ranches and modern replacement residences. The property originally was four acres, fronted on Dudley Road, and has since been subdivided so that it has residences between it and Dudley Road. The building was one of the few suburban residences constructed in Oak Hill in the early 20<sup>th</sup> century as that area was still predominantly farmland at that time. It was owned by James Wheelock Spring (an attorney) and his wife Helen for approximately 30 years. The building has had changes over time including some additions and new windows. The Historical Commission found the building preferably preserved in 2007, since that time the windows have been replaced, but no other substantial alterations have occurred. Commission members noted that the condition of the building had not substantially changed since the previous determination was made. Grissom motioned to find the building preferably preserved with Morton seconding.

At a scheduled meeting and public hearing on July 25, 2013 the Newton Historical Commission, by vote of 4-0,

**RESOLVED** to find the residence at 369 Dudley Road Preferably Preserved.

Voting in the Affirmative:

Donald Lang, Chair  
David Morton, Member  
Rodney Barker, Member  
Nancy Grissom, Member

**198 California Street – Demolition Review**

Vincent D'Amico representing the property owner presented an application to demolish the building. Commission members reviewed the application and photographs of the property and neighborhood. Staff stated that this 1890 Colonial Revival building is located in a neighborhood with single- and multi-residence buildings as well as several commercial buildings. This building was initially owned by Fidel Breau, a carpenter. His family owned the property into the early 20<sup>th</sup> century. The building has had its windows replaced, vinyl siding added, and its porch enclosed. In the immediate vicinity, the north side of California Street consists largely of commercial buildings including the McDonalds across the street, while the south side of California Street, where this building is located consists primarily of residences. Of the buildings on the south side of California Street, some are other late 19<sup>th</sup> century residences that have similar alterations to 198 California Street as well as commercial buildings, including one 1996 commercial building adjacent to this property. While the building does contribute toward a late 19<sup>th</sup> century residential context, that context is interrupted by the varied different new commercial buildings and the alterations that have occurred. D'Amico discussed the alterations that had occurred to the building and stated that he wished to determine if it could be demolished as the property was presently for sale. Commission members noted the alterations to the building and the varied neighborhood context. Grissom motioned to find the building not preferably preserved with Morton seconding.

At a scheduled meeting and public hearing on July 25, 2013 the Newton Historical Commission, by vote of 4-0,

**RESOLVED** to find the residence at 198 California Street Not Preferably Preserved.

Voting in the Affirmative:

**Donald Lang, Chair**

**David Morton, Member**

**Rodney Barker, Member**

**Nancy Grissom, Member**

**151 Jackson Street – Demolition Review Continued**

The Commission continued its discussion of this item including issuing a waiver of the demolition delay. Commission members expressed support for the reuse of the building and asked that the proposed additions match the detail presently seen in the existing building. Grissom motioned to issue a waiver of the demolition delay with Morton seconding.

At a scheduled meeting and public hearing on July 25, 2013 the Newton Historical Commission, by vote of 4-0,

**RESOLVED** to waive the demolition delay at 151 Jackson Street based upon submitted plans for additions with the following conditions: (1) that the additions will have matching patterned shingling and rafter tails to the existing building; (2) that the sun-room porch will be removed and an addition on the left-hand side of the building constructed which will be recessed at the same distance from the front façade as the proposed right-hand attached garage addition and have a matching stone foundation; (3) that the paired windows on the right-hand attached garage addition be separated; (4) that the windows on the building be replaced with 6/1 simulated divided light windows; and (5) and final review and approval by staff is required prior to issuance of a building permit.

Voting in the Affirmative:

**Donald Lang, Chair**

**David Morton, Member**

**Rodney Barker, Member**

**Nancy Grissom, Member**

**75-77 Auburn Street – Demolition Review**

Attorney Terry Morris, property owner Luis Diaz Granadun, and architect Ron Jarek presented a revised application to remove portions of the rear of the building and construct an addition. Commission members reviewed the application, photographs of the property, historical documentation on the property and proposed plans. Staff stated that this circa 1853 Greek Revival building is located in a neighborhood with a other 19<sup>th</sup> century residences as well as 20<sup>th</sup> century residences. Staff further stated that this building was placed on a Demolition Delay in June as part of an application to partially demolish the building and construct an addition. Commission members noted the changes in design that had been suggested at the last meeting including reorienting the rear roof and moving a proposed attached garage. Grissom motioned to issue a waiver of the demolition delay with Morton seconding.

At a scheduled meeting and public hearing on July 25, 2013 the Newton Historical Commission, by vote of 4-0,

**RESOLVED** to waive the demolition delay at 75-77 Auburn Street based upon submitted plans for additions with the following conditions: (1) that existing trim details be repaired and retained or replicated in new wood trim; (2) that wood columns and all wood simulated divided light windows with a 2/2 muntin pattern be used; (3) that cementious-fiberboard clapboards are approved using the smooth exterior finish; (4) that wood garage doors be used; (5) that stone paver aprons at the garage entrances be used; (6) that wood shutters be used on the existing building; that wood balustrades be used and (7) and final review and approval by staff is required prior to issuance of a building permit.



Voting in the Affirmative:

**Donald Lang, Chair**

**David Morton, Member**

**Rodney Barker, Member**

**Nancy Grissom, Member**

Meeting adjourned 9:50 PM